

STATE OF MISSISSIPPI

Oct 6 11 00 AM '93

SUBSTITUTED TRUSTEE'S DEED

COUNTY OF DESOTO

BK 262 PG 658 by B Cleveland &  
W.F. DAVIS, JR. CLK

WHEREAS, on September 26, 1980, GARY ALLEN CARLTON AND WIFE, MELISSA M. CARLTON executed a Deed of Trust to DEPOSITORS SAVINGS ASSOCIATION, a Corporation, Beneficiary, E. Frank Goodman, as Trustee, which Deed of Trust is recorded in Book 264, at Page 371, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said property was conveyed unto RAY L. MANLEY, JR. AND WIFE, BEBBIE STODDARD MANLEY by Deed dated July 12, 1982, and recorded in Book 159 at Page 582, of the Land Deed Records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said property was conveyed unto RAY L. MANLEY, JR. by Quitclaim Deed dated January 30, 1986, and recorded in Book 184 at Page 346, of the Land Deed Records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, on the 1st day of May, A.D., 1992, EASTOVER BANK FOR SAVINGS, DEPOSITORS SAVINGS ASSOCIATION - DEPOSITORS FEDERAL SAVINGS & LOAN ASSOCIATION, BANKERS TRUST SAVINGS & LOAN ASSOCIATION, COLONIAL SAVINGS AND LOAN ASSOCIATION, CLAY COUNTY SAVINGS & LOAN ASSOCIATION assigned said Deed of Trust to MAGNOLIA FEDERAL BANK FOR SAVINGS, A FEDERALLY CHARTERED SAVINGS BANK, A CORPORATION by Assignment recorded in Book 591 at Page 66 of the records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, on the 30th day of November, A.D., 1992, the Beneficiary appointed William F. Jones as Substituted Trustee, which instrument is recorded in Book 655, at Page 523, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the payment of a part of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in said payment and said Substituted Trustee having been requested and directed by the holder of said Deed of Trust to foreclose under the terms of said Deed of Trust, I, William F. Jones, Substituted Trustee, did on the 24th day of September, A.D., 1993, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m. at the East front door of the County Courthouse in the City of Hernando, DeSoto County, State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash, according to law, the following described real property, situate and being in DeSoto County, State of Mississippi, and being more particularly described as:

Lot 996, Section "E", GREENBROOK SUBDIVISION, a subdivision located in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, recorded in Plat Book 9 at Pages 44-45 thereof, reference to which is hereby made in aid of and as a part of this description.


together with all improvements thereon and appurtenances thereunto belonging.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of said property to be sold was given by publication in the DeSoto Times, a newspaper published in DeSoto County, Mississippi, for four consecutive weeks preceding the date of sale. The first notice of the publication appeared on September 2, 1993, and subsequent notices appeared on September 9, 1993, September 16, 1993, and September 23, 1993, and a notice identical to said published notice was posted on the bulletin board at the East front door of the County Courthouse in the City of Hernando, DeSoto County, State of Mississippi, for said time. The Proof of Publication is attached hereto as Exhibit "A" and made as much a part hereof as if copied out at length herein. Everything necessary to be done was done to make and effect a good and lawful sale.

At said sale, MAGNOLIA FEDERAL BANK FOR SAVINGS, A CORPORATION, bid for said property in the amount of \$47,704.59, being the highest and best bid, the same was then and there struck off to MAGNOLIA FEDERAL BANK FOR SAVINGS, A CORPORATION, and it was declared the purchaser thereof.

NOW, THEREFORE, in consideration of the payment of the bid price, I, William F. Jones, the undersigned Substituted Trustee, do hereby sell and convey unto MAGNOLIA FEDERAL BANK FOR SAVINGS, A CORPORATION, the real property above described. Title to this property is believed to be good, but I convey only such title as is vested in me as Substituted Trustee.

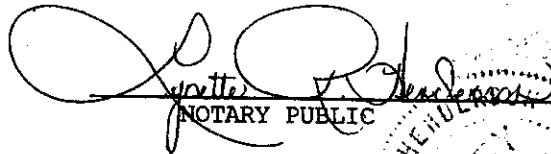
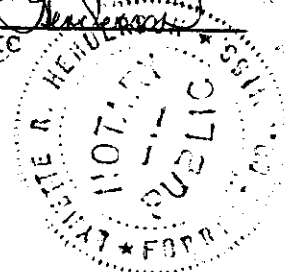
WITNESS MY SIGNATURE on this, the 24th day of September, A.D., 1993.

  
WILLIAM F. JONES,  
Substituted Trustee

STATE OF MISSISSIPPI

COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for said County and State, on this 24th day of September, 1993, within my jurisdiction, the within named, WILLIAM F. JONES, SUBSTITUTED TRUSTEE, who acknowledged that he signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned and in the capacity therein mentioned.

  
NOTARY PUBLIC  


MY COMMISSION EXPIRES:

January 10, 1995

GRANTOR'S ADDRESS:

P. O. Box 1828  
Hattiesburg, MS 39403  
Home Phone: 583-0222  
Bus. Phone: 583-0217

GRANTEE'S ADDRESS:

P.O. Box 1858  
Hattiesburg, MS 39403-1858  
Home Phone: N/A  
Bus. Phone: 545-4700



"Dedicated to the people and progress of DeSoto County"

### PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**PAM BURTON** personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times, a newspaper published in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

Volume No. 98 on the 2 day of Sept, 19 93  
 Volume No. 98 on the 9 day of Sept, 19 93  
 Volume No. 98 on the 16 day of Sept, 19 93  
 Volume No. 98 on the 23 day of Sept, 19 93  
 Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Pam Burton, Clerk  
(TITLE)

Sworn to and subscribed before me, this the

24 day of Sept, 19 93

Cheryl L. Fitzgerald  
By Notary Public

My commission expires March 17, 1997

A. Single first insertion of 544 words @ .08 \$ 43.52  
 B. 3 subsequent insertions of 1632 words @ .05 \$ 81.60  
 C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 126.12

as been made in sa

**SUBSTITUTED TRUSTEE'S  
NOTICE OF SALE**

WHEREAS, GARY ALLEN CARLTON AND WIFE, MELISSA M. CARLTON executed a Deed of Trust to E. Frank Goodman, Trustee, for the benefit of DEPOSITORS SAVINGS ASSOCIATION, a Corporation, dated September 26, 1980, and recorded in Book 284, at Page 371, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of the County of DeSoto, Mississippi; and

WHEREAS, said property was conveyed unto RAY L. MANLEY, JR. AND WIFE, BEBBIE STODDARD MANLEY by Deed dated July 12, 1982, and recorded in Book 159 at Page 582, of the Land Deed Records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said property was conveyed unto RAY L. MANLEY, JR. by Quitclaim Deed dated January 30, 1986, and recorded in Book 184 at Page 348, of the Land Deed Records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, on the 1st day of May, A.D. 1992, EASTOVER BANK FOR SAVINGS, DEPOSITORS SAVINGS ASSOCIATION, DEPOSITORS FEDERAL SAVINGS & LOAN ASSOCIATION, BANKERS TRUST SAVINGS & LOAN ASSOCIATION, COLONIAL SAVINGS & LOAN ASSOCIATION, CLAY COUNTY SAVINGS & LOAN ASSOCIATION, assigned said Deed of Trust to MAGNOLIA FEDERAL BANK FOR SAVINGS, A FEDERALLY CHARTERED SAVINGS BANK, A CORPORATION, by Assignment recorded in Book 591 at Page 68 of the records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, on the 30th day of November, A.D. 1992, the Beneficiary appointed William E. Jones as Substituted Trustee, which instrument is recorded in Book 655, at Page 523, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the payment of a portion of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust having declared all of the amount due and having requested this sale for the purpose of paying said indebtedness, or as much thereof as said sale brings, and

on the 24th day of September, 1993, within lawful hours, being between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., offer for sale and will sell, at public outcry to the highest bidder for cash, at the East front door of the DeSoto County Courthouse in the City of Hernando, County of DeSoto, State of Mississippi, the following described real property, situate and being in the County of DeSoto, State of Mississippi, and being more particularly described as follows: to-wit:

Lot 996, Section "E", GREEN BROOK SUBDIVISION, a subdivision located in Section 19, Township 1 South, Range 7, West, DeSoto County, Mississippi according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, recorded in Plat Book 9 at Pages 44-45 thereof, reference to which is hereby made in aid of and as a part of this description, together with all improvements thereon and appurtenances thereunto belonging.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this, the 16th day of August, A.D. 1993, WILLIAM E. JONES, Substituted Trustee  
Sept. 2, 9, 16, 23, 1993 544